



Exhibit 3-10  
Villages and Colonies  
Development Plan

## LAND USE AND DEVELOPMENT PLANS

Exhibit 3-11

VILLAGES AND COLONIES DEVELOPMENT TABLE  
Newport Banning Ranch

HOUSING DESCRIPTION  Type of Home	VILLAGE / COLONY									
	North Family Village		South Family Village		Urban Colony		Resort Colony		ALL	
	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units
<b>Single-Family Detached Residential</b>										
Traditional Homes	7.2	36	3.0	16	0.0	0	0.0	0	10.1	52
Coastal Homes	9.9	71	0.0	0	0.0	0	0.0	0	9.9	71
Beach Cottages	6.9	53	0.0	0	0.0	0	0.0	0	6.9	53
Motor Court Homes <sup>(1)</sup>	6.7	42	6.1	44	0.0	0	0.0	0	12.8	86
Garden Court Homes <sup>(1)</sup>	6.5	80	10.2	81	0.0	0	0.0	0	16.6	161
<b>Subtotal</b>	<b>37.2</b>	<b>282</b>	<b>19.2</b>	<b>141</b>	<b>0.0</b>	<b>0</b>	<b>0.0</b>	<b>0</b>	<b>56.4</b>	<b>423</b>
<b>Multi-Family Attached Residential</b>										
Village Flats <sup>(1)</sup>	8.8	135	0.0	0	0.0	0	0.0	0	8.8	135
Resort Flats <sup>(1)</sup>	0.0	0	0.0	0	0.0	0	5.6	87	5.6	87
Urban Flats <sup>(1)</sup>	0.0	0	0.0	0	20.9	730	0.0	0	20.9	730
<b>Subtotal</b>	<b>8.8</b>	<b>135</b>	<b>0.0</b>	<b>0</b>	<b>20.9</b>	<b>730</b>	<b>5.6</b>	<b>87</b>	<b>35.3</b>	<b>952</b>
<b>TOTAL</b>	<b>46.0</b>	<b>417</b>	<b>19.2</b>	<b>141</b>	<b>20.9</b>	<b>730</b>	<b>5.6</b>	<b>87</b>	<b>91.7</b>	<b>1,375</b>

<sup>(1)</sup> May be developed as condominiums or fee lots.

ARCHITECTURAL DESIGN GUIDELINES

Exhibit 6-1

ARCHITECTURAL SUMMARY MATRIX  
Newport Banning Ranch

HOUSING DESCRIPTION	PRODUCT TYPE							
Type of Home	Plan No.	Nominal Lot Size <sup>(1)</sup>	Number of Units	Unit Living Area Square Footage <sup>(2)</sup>	Bedrooms <sup>(3)</sup>	Garage Spaces	Stories	Maximum Height
Single-Family Detached Residential								
Traditional Homes (Dual Front Side Yard) 3,900 to 4,150 s.f.	1	45'x90'	<sup>(4)</sup>	3,900	3-4	3	2-story	32'
	2	45'x90'	<sup>(4)</sup>	3,750	4	2	2-story	32'
	3	45'x90'	<sup>(4)</sup>	3,850	4	2	2-story	32'
	4	45'x90'	<sup>(4)</sup>	4,150	3-4	3	2-story	32'
Subtotal			52					
Coastal Homes (Side Yard SFD) 2,550 to 3,750 s.f.	1	36'x85'	<sup>(4)</sup>	2,550	3	2	2-story with 3-story elements	36'
	2	36'x85'	<sup>(4)</sup>	3,000	3	2	2-story with 3-story elements	36'
	3	36'x85'	<sup>(4)</sup>	3,500	3	2	2-story with 3-story elements	36'
	4	36'x85'	<sup>(4)</sup>	3,750	4	2	2-story with 3-story elements	36'
Subtotal			71					
Beach Cottages (Z-Lot SFD) 2,250 to 2,500 s.f.	1	39'-45'x75'	<sup>(4)</sup>	2,250	4	2	2-story	32'
	2	39'-45'x75'	<sup>(4)</sup>	2,300	4	2	2-story	32'
	3	39'-45'x75'	<sup>(4)</sup>	2,500	4	2	2-story	32'
Subtotal			53					
Motor Court Homes (Cluster Courtyard SFD) 2,200 to 3,000 s.f.	1	Condo / PUD (3)	<sup>(4)</sup>	2,200	3	2	2-story	32'
	2	Condo / PUD (3)	<sup>(4)</sup>	2,850	3	2	2-story	32'
	3	Condo / PUD (3)	<sup>(4)</sup>	3,000	3	2	2-story	32'
Subtotal			86					
Garden Court Homes (Cluster Courtyard SFD) 1,650 to 2,050 s.f.	1	Condo / PUD (3)	<sup>(4)</sup>	1,650	2	2	2-story	32'
	2	Condo / PUD (3)	<sup>(4)</sup>	1,800	2	2	2-story	32'
	3	Condo / PUD (3)	<sup>(4)</sup>	2,050	3	2	2-story	32'
	4	Condo / PUD (3)	<sup>(4)</sup>	2,150	3	2	2-story	32'
Subtotal			161					
Single-Family Detached Residential Subtotal			423					

1. Nominal lot sizes and unit living area square footages are approximate and may be refined by up to 20% in conjunction with the review of architectural construction drawings and specifications as part of *Site Development Review*, provided the number of bedrooms and garage spaces remains in constant relationship within each type of home.
2. The number of bedrooms varies in some models, depending upon how many rooms are finished and furnished.
3. Motor Court Homes and Garden Court Homes may be developed as condominiums on fee lots (i.e., individually-owned residential lots with common area lots for landscape, driveways, courtyards, etc.).
4. Multi-family Attached Residential will be development as condominiums or apartments.
5. Living Area of units is exclusive of the garages and similar non-living areas.
6. The number of each floor plan will be determined as part of the Site Development Review as provided for Chapter 14.

MASTER DEVELOPMENT PLAN

Exhibit 6-1

ARCHITECTURAL SUMMARY MATRIX (continued)  
Newport Banning Ranch

HOUSING DESCRIPTION	PRODUCT TYPE							
Type of Home	Plan No.	Nominal Lot Size <sup>(1)</sup>	Number of Units	Unit Living Area Square Footage <sup>(2)</sup>	Bedrooms <sup>(3)</sup>	Garage Spaces	Stories	Maximum Height
Multi-Family Attached Residential								
Village Flats (Stacked Flat Residential District MFA) 1,900 to 2,100 s.f.	1	Condo / Apt <sup>(4)</sup>	<sup>(4)</sup>	1,900	2	2	4-story	45'
	2	Condo / Apt <sup>(4)</sup>	<sup>(4)</sup>	2,000	2	2	4-story	45'
	3	Condo / Apt <sup>(4)</sup>	<sup>(4)</sup>	2,000	2	2	4-story	45'
	4	Condo / Apt <sup>(4)</sup>	<sup>(4)</sup>	2,100	2	2	4-story	45'
Subtotal			135					
Resort Flats (Stacked Flat Visitor-Serving MFA) 1,900 to 2,100 s.f.	1	Condo / Apt <sup>(4)</sup>	<sup>(4)</sup>	1,900	2	2	Stepped/Terraced 2- to 4-story	50'
	2	Condo / Apt <sup>(4)</sup>	<sup>(4)</sup>	2,000	2	2	Stepped/Terraced 2- to 4-story	50'
	3	Condo / Apt <sup>(4)</sup>	<sup>(4)</sup>	2,000	2	2	Stepped/Terraced 2- to 4-story	50'
	4	Condo / Apt <sup>(4)</sup>	<sup>(4)</sup>	2,100	2	2	Stepped/Terraced 2- to 4-story	50'
Subtotal			87					
Urban Flats (Stacked Flat Mixed-Use MFA) 1,150 to 1,550 s.f.	1	Condo / Apt <sup>(4)</sup>	<sup>(4)</sup>	1,150	1	1 - 2	4- to 5-story	60'
	2	Condo / Apt <sup>(4)</sup>	<sup>(4)</sup>	1,200	1	2 - 2	4- to 5-story	60'
	3	Condo / Apt <sup>(4)</sup>	<sup>(4)</sup>	1,550	2	3 - 2	4- to 5-story	60'
	4	Condo / Apt <sup>(4)</sup>	<sup>(4)</sup>	1,550	2	4 - 2	4- to 5-story	60'
	5	Condo / Apt <sup>(4)</sup>	<sup>(4)</sup>	2,100	3	4 - 2	4- to 5-story	60'
Subtotal			730					
Multi-Family Attached Residential Subtotal			952					
TOTAL			1,375					

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2. The number of bedrooms varies in some models, depending upon how many rooms are finished and furnished.
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4. Multi-family Attached Residential will be development as condominiums or apartments.
5. Living Area of units is exclusive of the garages and similar non-living areas.
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